

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR SPECIAL HEARING
Midsummer Hill - NW/corner
Hanover and Glen Falls Roads
4th Election District
3rd Councilmanic District

Estate of Addie B. Wooden, Owner;
Woodensburg, LLC and Glen Elseroad, Developers

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. IV-486 & 97-26-SPH

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for consideration of a development plan prepared by MdKee & Associates, Inc., for the proposed development of the subject property by the Estate of Addie B. Wooden, Owner, and Woodensburg, LLC and Glen Elseroad, Developers, with 44 single family dwellings, in accordance with the six-page, red-lined development plan submitted into evidence as Developer's Exhibit 1. The subject property consists of a gross area of 244.188 acres, more or less, split zoned R.C.4 and R.C.2 and is located at the northwest corner of Hanover Pike and Glen Falls Road near the Carroll County line in Reisterstown. In addition to development plan approval, the Owner/Developer seeks approval of the creation of six (6) non-density parcels of land, pursuant to the Petition for Special Hearing. Those parcels of land are more particularly described on the site plan submitted in that case, which has been marked as Petitioner's Exhibit 2. Due to the configuration of the proposed development and the alignment of the access road to service the 44 lots, six (6) unbuildable parcels were created. As a technical matter, the Developer seeks to legitimize those parcels of land as non-density parcels.

Appearing at the public hearing required for this project were James Matthews, a representative of Woodensburg, LLC, Developer, James McKee, James D. Grammer, Cynthia Bowden, and Guy C. Ward, with McKee &

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Associates, Inc., the engineering firm which prepared the site plan for this project, and Howard L. Alderman, Jr., Esquire, attorney for the Owner/Developer. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing, including Phil Martin, Kate Milton and Stephany Wright with the Department of Permits & Development Management (DPDM), Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM), and Lynn Lanham with the Office of Planning. No one appeared in opposition to the plan.

As to the history of this project, the concept plan conference for this development was conducted on January 22, 1996. A second concept plan conference was held on February 26, 1996. As required, a community input meeting was held on March 27, 1996 at the Boring Fire Hall. Subsequently, a development plan was submitted and a conference held thereon on August 14, 1996. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a red-lined development plan incorporating these comments was submitted at the hearing held before me on August 29, 1996.

At the public hearing before me, I am required to determine what, if any, agency issues or comments remain unresolved as to the development plan. Testimony and evidence received was that all issues raised within the comments submitted by the various County reviewing agencies have been resolved and incorporated within the revised development plan. Based upon the uncontradicted testimony and the absence of any community participation, it appears that the development plan as submitted should be approved.

As to the Petition for Special Hearing, Mr. Alderman proffered testimony on behalf of the Owner/Developer. Mr. Alderman testified that as a result of the development of the subject property and the alignment

Associates, Inc., the engineering firm which prepared the site plan for this project, and Howard L. Alderman, Jr., Esquire, attorney for the Owner/Developer. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing, including Phil Martin, Kate Milton and Stephany Wright with the Department of Permits & Development Management (DPDM), Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM), and Lynn Lanham with the Office of Planning. No one appeared in opposition to the plan.

As to the history of this project, the concept plan conference for this development was conducted on January 22, 1996. A second concept plan conference was held on February 26, 1996. As required, a community input meeting was held on March 27, 1996 at the Boring Fire Hall. Subsequently, a development plan was submitted and a conference held thereon on August 14, 1996. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a red-lined development plan incorporating these comments was submitted at the hearing held before me on August 29, 1996.

At the public hearing before me, I am required to determine what, if any, agency issues or comments remain unresolved as to the development plan. Testimony and evidence received was that all issues raised within the comments submitted by the various County reviewing agencies have been resolved and incorporated within the revised development plan. Based upon the uncontradicted testimony and the absence of any community participation, it appears that the development plan as submitted should be approved.

As to the Petition for Special Hearing, Mr. Alderman proffered testimony on behalf of the Owner/Developer. Mr. Alderman testified that as a result of the development of the subject property and the alignment

of the access road leading into the Midsummer Hill development, six (6) parcels of land were created which are unbuildable and have been designated as non-density parcels by the Developer. Testimony indicated that these parcels are located between existing zoning lines and proposed roadways, or between existing property lines and proposed public roadways, or adjacent to a public roadway. Those parcels are highlighted in yellow on Petitioner's Exhibit 2. Representatives from the Department of Permits and Development Management (DPDM) requested the Developer file a Petition for Special Hearing to bring the plan into total technical compliance with the Baltimore County Zoning Regulations (B.C.Z.R.).


Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 6th day of September, 1996 that the development plan for Midsummer Hill, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval to create six (6) non-density parcels, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TMK:bjs


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 6, 1996

Howard L. Alderman, Jr., Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR SPECIAL HEARING
Midsummer Hill - NW/corner Hanover and Glen Falls Roads
4th Election District - 3rd Councilmanic District
Estate of Addie B. Wooden, Owner;
Woodensburg, LLC and Glen Elseroad, Developers
Case Nos. IV-486 & 97-26-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Special Hearing granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James E. Matthews
408 Allegheny Avenue, Towson, Md. 21204

Mr. James McKee
5 Shawan Road, Hunt Valley, Md. 21030

Dave Flowers, PDM; DEPRM; DPW; People's Counsel; Case File

RECEIVED



#21



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Midsummer Hill (formerly Sect. 2, Wooden Prop.)

97-26-SPH

which is presently zoned RC-4/RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The creation of six non-density parcels of ground. The parcels are created between existing zoning lines and proposed public roadways or between existing property lines and proposed public roadways, or by public roadways.

(Parcels D,E,F, and 3 H.O.A. Parcels).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Woodensburg, LLC James Matthews, GP

(Type or Print Name)

James Matthews

Signature

5 Shawan Road

Address

Hunt Valley, Maryland 21030

City

State

Zipcode

Attorney for Petitioner:

Howard L. Alderman, Jr.

(Type or Print Name)

Howard L. Alderman Jr

Signature

Levin & Gama

321-0600

Suite 113, 305 West Chesapeake Ave.

Address

Phone No.

Towson, Maryland 21204

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Personal Representative

Gilbert B. Benson, Estate of Addie B. Woode

(Type or Print Name)

Gilbert B. Benson

Signature

Personal Representative

Paul F. Wooden, Estate of Addie B. Wooden

(Type or Print Name)

Paul F. Wooden

Signature

1312 Milldam Road

825-9435

Address

Phone No.

Towson, Maryland

21286

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

McKee & Associates, Inc.

Name

5 Shawan Road, Hunt Valley, MD 21030

Address

410-527-1555

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

Next Two Months

the following dates

ALL

OTHER

REVIEWED BY: *MSK*

DATE

7/18/96

* schedule w/ HOLL

MICROFILMED

ORDER RECEIVED FOR FILING

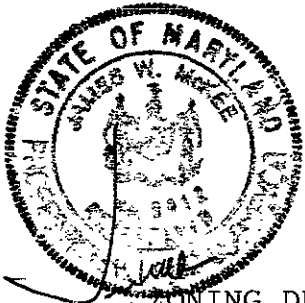
Date

By

#21

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development



SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

July 16, 1996

97-26-SPH

7/16/96 ZONING DESCRIPTION

MIDSUMMER HILL

(FORMERLY SECTION TWO, WOODEN PROPERTY)

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning at a point in or near the center of Glen Falls Road, said point being distant 2150 feet southwesterly, more or less from the centerline of Hanover Road (MD Route 30); then leaving said centerline and running,

- (1) North 09° 16' 15" West 279.84 feet to a point;
- (2) North 36° 53' 14" West 1,839.62 feet to a point;
- (3) South 28° 15' 22" West 372.34 feet to a point;
- (4) North 76° 16' 19" West 825.42 feet to a point;
- (5) North 66° 00' 07" West 2,235.23 feet to a point;
- (6) South 48° 53' 17" West 528.00 feet to a point;
- (7) North 36° 01' 13" West 1,167.15 feet to a point;
- (8) North 29° 45' 17" East 1,518.00 feet to a point;
- (9) North 49° 14' 02" East 643.56 feet to a point;
- (10) South 31° 43' 19" East 347.67 feet to a point;
- (11) North 22° 16' 43" East 164.82 feet to a point;
- (12) South 44° 09' 26" East 1,112.87 feet to a point;
- (13) South 21° 56' 01" East 926.89 feet to a point;
- (14) North 60° 18' 18" East 786.76 feet to a point;
- (15) North 78° 01' 16" East 1,200.23 feet to a point;
- (16) North 84° 06' 20" East 280.74 feet to a point;
- (17) South 00° 11' 11" East 481.72 feet to a point;
- (18) South 40° 13' 37" West 347.39 feet to a point;
- (19) South 16° 34' 23" East 369.44 feet to a point;
- (20) North 69° 58' 43" East 187.89 feet to a point;
- (21) North 85° 22' 29" East 203.93 feet to a point;
- (22) South 18° 51' 59" West 396.00 feet to a point;
- (23) North 89° 08' 01" East 990.00 feet to a point;
- (24) North 59° 08' 01" East 429.00 feet to a point;
- (25) South 00° 51' 59" East 511.50 feet to a point;
- (26) South 44° 10' 37" East 701.40 feet to a point;
- (27) North 78° 16' 54" West 335.46 feet to a point;
- (28) North 82° 35' 19" West 335.61 feet to a point;
- (29) North 28° 10' 43" West 69.47 feet to a point;

MICROFILMED

Zoning Description

Midsummer Hill

(Formerly Section Two, Wooden Property)

July 16, 1996

Page Two

97-26-SPH

- (30) South 83° 39' 35" West 181.11 feet to a point;
- (31) South 64° 39' 14" West 105.12 feet to a point;
- (32) North 86° 16' 07" West 230.49 feet to a point;
- (33) South 72° 01' 51" West 388.97 feet to a point;
- (34) South 49° 05' 08" West 99.25 feet to a point;
- (35) South 75° 31' 47" West 160.08 feet to a point;
- (36) North 64° 17' 24" West 149.83 feet to a point;
- (37) South 71° 50' 50" West 570.72 feet to a point;
- (38) South 36° 53' 14" East 757.14 feet to a point;
- (39) South 48° 37' 23" East 575.04 feet to a point;
- (40) South 58° 59' 55" East 564.49 feet to a point in the center of Glen Falls Road; then binding on the centerline of said road;
- (41) South 73° 09' 47" West 87.97 feet to a point;
- (42) South 86° 24' 14" West 546.15 feet to the point of beginning.

Containing 10,636,829 square feet or 244.188 acres of land, more or less, lying in the 4th Election District, 3rd Councilmanic District.



7/18/96

RECEIVED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the property identified in the Room 108 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland, 21204, at Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-28-SPH (Item 21)

Melchior Hill, Inc. Wooder Property, Section II, MS. Glen Falls Road, 2150 SW of c/o Harrow Road 4th Election District 3rd Councilmanic Legal Owner(s):

Gilbert B. Benson and Paul F. Wooder, P/R Estate Addie B. Wooder

Contract Purchaser: Woodenshurg, LLC

Special Hearing: To approve the creation of six non-density parcels of ground.

Hearing: Thursday, August 29, 1996 at 11:00 a.m. in Rm. 108, County Office Building.

LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3363.

(2) For information concerning the file and/or Hearing, Please Call 887-3361.

8/29 August 1, 070562

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/1, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1996.

THE JEFFERSONIAN,

A. H. Enid

LEGAL AD. - TOWSON

21



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 21 Petitioner: Paul F. Wooden, Gilbert Benson

Location: Midsummer Hill (formerly Section 2 Wooden Property)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Woodensburg, LLC

ADDRESS: c/o McKee & Associates, Inc.

5 Shawan Road Hunt Valley, Maryland 21030

PHONE NUMBER: (410) 527-1555

MICROFILMED

REQUEST FOR HOH

PROJECT MANAGER: DAVE FLOWERS

NAME: MIDSUMMER HILL FKA SECTION
TWO, WOODEN PROPERTY

NUMBER: 04-486

LOCATION: N/W CORNER OF HANOVER & GLEN
FALLS ROADS

ACRES: 319.672

DEVELOPER: GLEN L. ROSE & WOODENBERG LLC.

ENGINEER: MCKEE & ASSOCIATES, INC.

PROPOSAL: 44 SINGLE FAMILY DWELLINGS

REVIEWER:

DOES THIS NEED A SPECIAL EXCEPTION OR A VARIANCE

YES _____ NO _____

ITEM NUMBER AND/OR DROP-OFF DATE _____ FOR
VARIANCE, ET AL.

ESTIMATED LENGTH OF HEARING: _____

ATTORNEY: _____

OPPOSING ATTORNEY: _____

DATE (S) NOT TO SET: _____

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
August 1, 1996 Issue - Jeffersonian

Please forward billing to:

Woodensburg, LLC
c/o McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, MD 21030
527-1555

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-26-SPH (Item 21)
Midsummer Hill, fka Wooden Property, Section II
N/S Glen Falls Road, 2150' SW of c/l Hanover Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Gilbert B. Benson and Paul F. Wooden, PR Estate Addie B. Wooden
Contract Purchaser: Woodensburg, LLC

Special Hearing to approve the creation of six non-density parcels of ground.

HEARING: THURSDAY, AUGUST 29, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

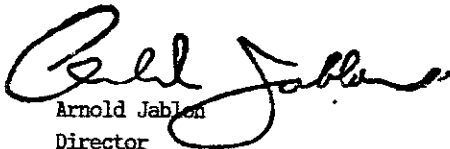
Project Name: Midsummer Hill, fka Section Two, Wooden Property
Project Number: IV-486
Location: NW/S Corner of Hanover & Glen Falls Roads
Acres: 319.672
Developer: Glen L. Rose & Woodenberg, L.L.C.
Proposal: 44 single family dwellings

AND

CASE NUMBER: 97-26-SPH (Item 21)
Midsummer Hill, fka Wooden Property, Section II
N/S Glen Falls Road, 2150' SW of c/l Hanover Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Gilbert B. Benson and Paul F. Wooden, PR Estate Addie B. Wooden
Contract Purchaser: Woodensburg, LLC

Special Hearing to approve the creation of six non-density parcels of ground.

HEARING: THURSDAY, AUGUST 29, 1996 at 11:00 a.m. in Room 106, County Office Building.


Arnold Jablon
Director

cc: Woodensburg, LLC/McKee & Associates, Inc./5 Shawan Road/Hunt Valley, MD 21030
Howard L. Alderman, Jr./305 W. Chesapeake Ave/Suite 113/Towson, MD 21204
Gilbert Benson and Paul F. Wooden/1312 Milldam Road/Towson, MD 21286

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE
MANAGEMENT
INTER-OFFICE CORRESPONDENCE
887-2904 Fax 887-4804

To: Development Coordination

Date: August 28, 1996

From: Wally Lippincott, Jr. *WLL*

Subject: Midsummer Hill - Pipeline w/in Conservancy Area.

Concept Plan comments included a request to take the Colonial Gas Transmission Pipeline Easement area out of the Conservancy Area. The RC 4 Zoning Regulations (Sec. 1AO3.5.A1) provide the Conservancy Area to be used for forestry, agriculture, open space and passive recreation. The regulations also provide for easements relating to uses on the Conservancy Area and for the County to grant roads and storm water if they better protect the resources. The regulations do not speak to the issue of including an area which by easement is dedicated to some other use, in this case the Colonial Gas Pipeline.

The comment was raised on this plan as it was believed at that time that such an easement would be in conflict with a Conservancy Area. Since the comment was made, the County has approved the Beaverbrook Development Plan (VIII-656) that included a different section of the Colonial Pipeline within the Conservancy Easement.

Given this event, the original comment is modified to require prior to approval of record plat a legal determination that a Conservancy Area Deed of Easement can be placed over the Colonial Pipeline Easement. And furthermore, that except for the existence of the pipeline and the maintenance of the pipeline, this area will remain in open space. Furthermore, in the event of the discontinuation of the use of this area for the pipeline its uses will be restricted to only those permitted with the Conservancy Area.

MICROFILMED

July 22, 1996

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Dave Flowers

FROM: Gwendolyn Stephens, PDM
PHONE - X 3391, MAIL STOP - 1105, E-MAIL - GWEN

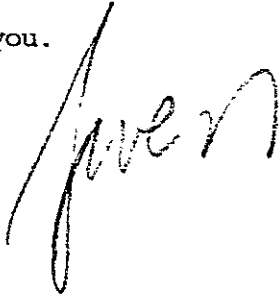
SUBJECT: Midsummer Hill, fka Wooden Property, Section II

Be advised that on July 18, 1996 petition for special hearing was made with regard to the above subject matter under item #21.

I will hold this petition until the parties have filed for the HOH.

Please make this memo part of your file and include the item number on the hearing request sheet.

Thank you.

A handwritten signature in cursive script, appearing to read "Gwen", is written over the "Thank you." text.

MICROFILMED

(PROPOSED FEE SCHEDULE)

MINIMUM FEE \$ 30.00

RESIDENTIAL SINGLE FAMILY DWELLINGS

INCLUDES SERVICE, EQUIPMENT, AND LOW VOLTAGE BY SAME CONTRACTOR \$ 70.00
400 AMP \$ 80.00
600 AMP AND ABOVE \$100.00

RESIDENTIAL ADDITIONS AND RENOVATIONS
INCLUDES EQUIPMENT AND LOW VOLTAGE BY SAME CONTRACTOR \$ 50.00

RESIDENTIAL HOUSEPOWER SERVICE UPGRADE \$ 20.00

RESIDENTIAL EQUIPMENT:
A/C FURNACES, RANGES, DISHWASHERS, DISPOSAL, HYDRO TUBS ETC.
FIRST UNIT \$ 20.00
EACH ADDITIONAL \$ 5.00

RESIDENTIAL BRANCH CIRCUIT ADDITION: ONE CIRCUIT \$ 20.00

SWIMMING POOLS:
WIRING AND BONDING \$ 40.00
BONDING ONLY \$ 20.00
WIRING ONLY \$ 20.00

RESIDENTIAL LOW VOLTAGE (PER APARTMENT, CONDO, OR DWELLING) \$ 20.00

APARTMENTS AND CONDOS: (PER UNIT)
INCLUDES SERVICE EQUIPMENT AND LOW VOLTAGE BY SAME CONTRACTOR \$ 40.00
PUBLIC AREA PERMIT \$ 40.00

COMMERCIAL BUILDINGS OFFICE, TENANT, STORES, WAREHOUSES, ETC.

UP TO 200 AMP SERVICE OR SUB FEEDER \$100.00
UP TO 600 AMP SERVICE OR SUB FEEDER \$150.00
UP TO 1000 AMP SERVICE OR SUB FEEDER \$200.00
OVER 1000 AMP SERVICE OR SUB FEEDER \$250.00
INCLUDES EQUIPMENT AND LOW VOLTAGE BY SAME CONTRACTOR

COMMERCIAL ADDITIONS AND RENOVATIONS
WIRING INCLUDING EQUIPMENT AND LOW VOLTAGE BY SAME CONTRACTOR \$100.00

COMMERCIAL SERVICE UPGRADE \$ 40.00

COMMERCIAL EQUIPMENT:
A/C, FURNACES, TRANSFORMERS, MOTORS, SUB PANELS, GENERATORS, ETC.
FIRST UNIT \$ 20.00
EACH ADDITIONAL UNIT \$ 5.00

SIGNS (ONE BRANCH CIRCUIT) \$ 25.00

COMMERCIAL LOW VOLTAGE (ALARMS, CABLE, SOUND OR CONTROL, ETC.)
MINIMUM FEE - 1 TO 30 OUTLETS \$ 20.00
\$1.00 FOR EACH ADDITIONAL OUTLET OVER 30 \$ 1.00

ELEVATORS \$ 30.00

CARNIVALS \$125.00

WRITTEN VERIFICATION OF ANY TYPE \$ 20.00
\$ 40.00

PETITION PROBLEMS

#17 --- RT

1. Everything in folder, except posting sheet and receipt, says item "7" instead of "17".

#19 --- JRA

1. No review information on bottom of petition form.
2. Not marked critical area.
3. Folder says "coastal zone" - What is that?

#20 --- JCM

1. Petition doesn't have zoning - just "residential".

#21 --- MJK

1. Need typed or printed name and title of person signing for contract purchaser.

MICROFILMED

July 19, 1996



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

February 28, 1996

Ms. Lula Gardner
4 Ecoway Court
Baltimore, MD 21286

Re: Petition for Special
Hearing
NWC Old Eastern Avenue and
Essex Avenue
1324 Old Eastern Avenue
15th Election District
5th Councilmanic District
Thomas Hargis - Petitioner
Case No. 96-246-SPH

Dear Ms. Gardner:

Please be advised that an appeal of the above-referenced case was filed in this office on February 23, 1996 by Thomas Hargis. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals, "Board".

If you have any questions concerning this matter, please do not hesitate to contact the Board at 887-3180.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
Director
Department of Permits and
Development Management

AJ:nmn

c: Councilman Louis L. DePazzo, MS 2201
People's Counsel





State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 85078

I certify that administration of the Estate of

ADDIE B. WOODEN

was granted on the 19th day of SEPTEMBER, 19 95,

to PAUL F. WOODEN and GILBERT B. BENSON, JR.

as personal representative and the appointment is in effect

this 12th day of DECEMBER, 19 95.

☒ Will probated SEPTEMBER 19, 1995
(date)

☐ Intestate estate.

Peter J. Basilone
Register of Wills m.h.

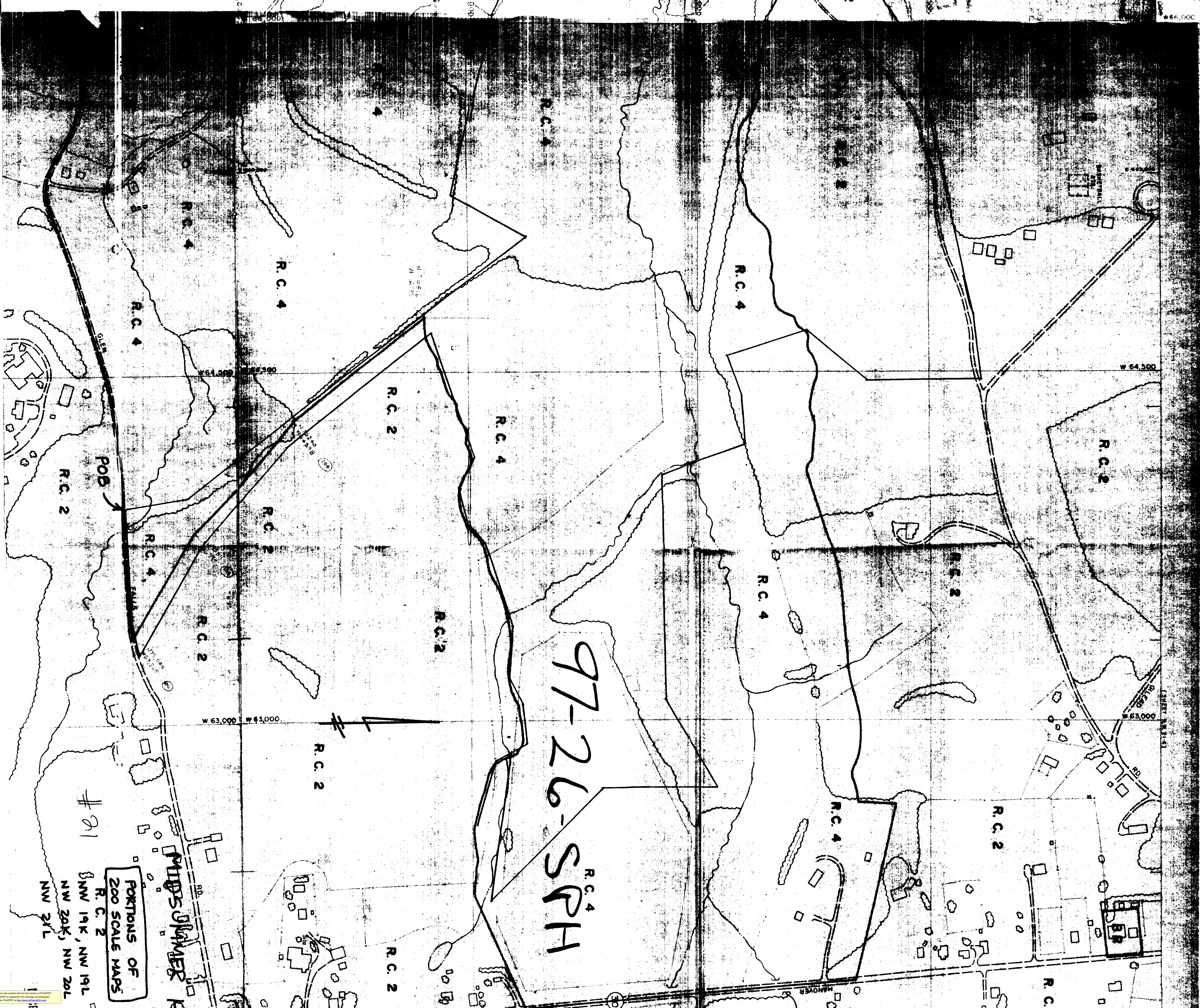
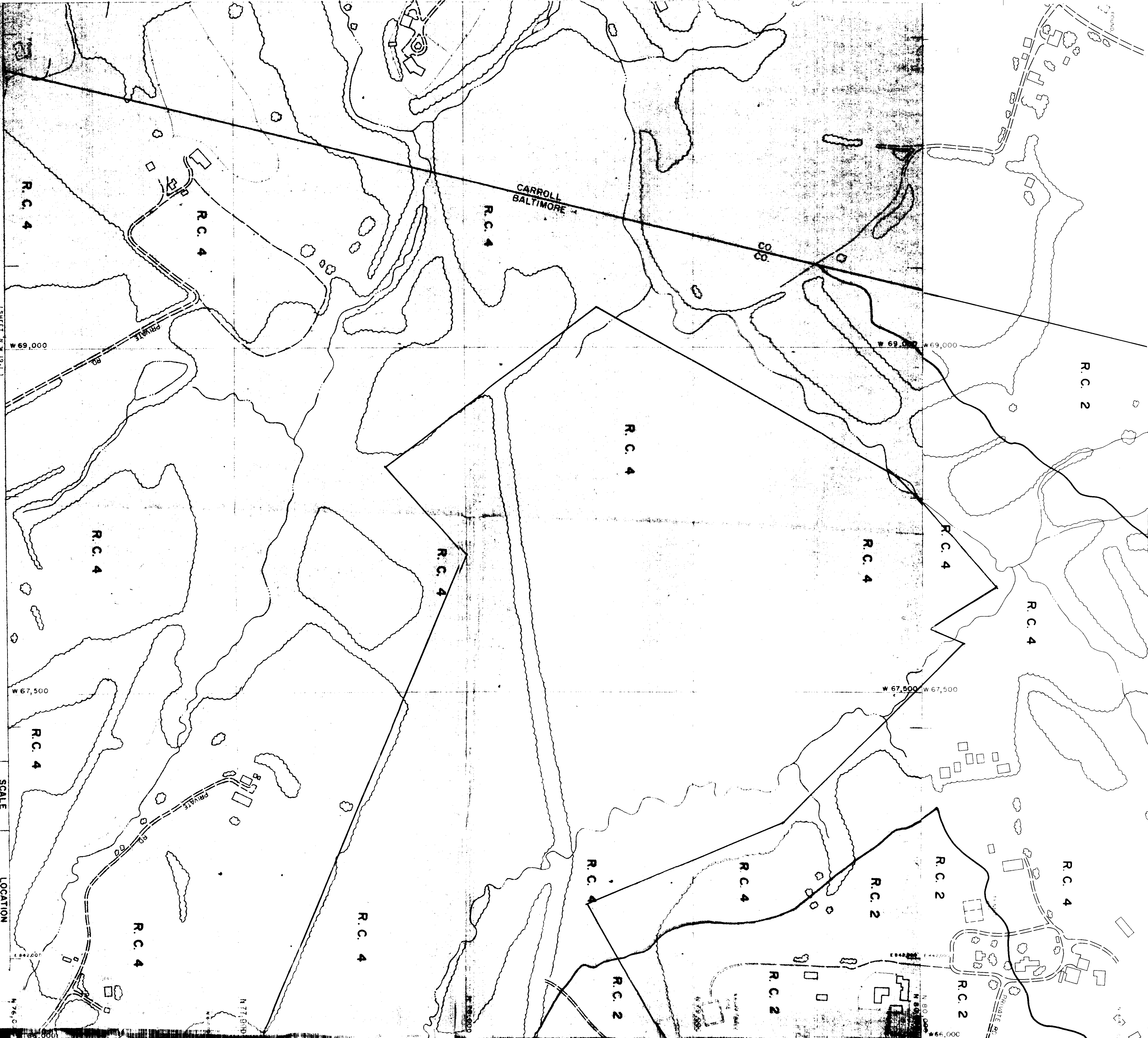
BALTIMORE COUNTY

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
SHEPPARD HENDERSON
Baltimore County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTHWEST OF
WOODENSBURG

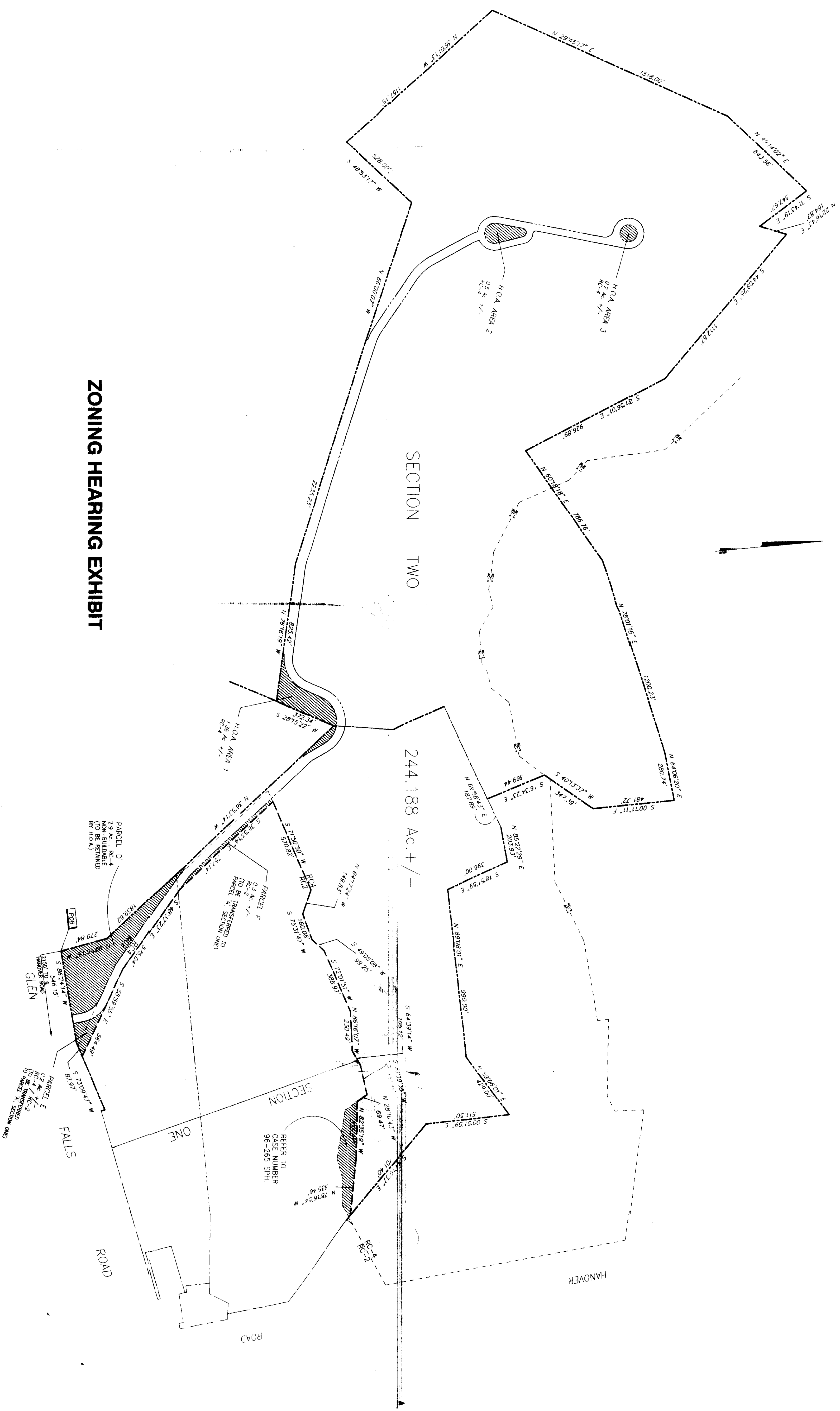


McKEE & ASSOCIATES, INC.

ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT
SHAWAN PLACE, 5 SHAWAN ROAD
TELEPHONE: (410) 827-1966
FACSIMILE: (410) 827-1968
HUNT VALLEY, MD 21080

COMPUTED BY: CBB DRAWN BY: JGG/BD CHECKED BY: JGG JOB NO. 96-44

ZONING HEARING EXHIBIT



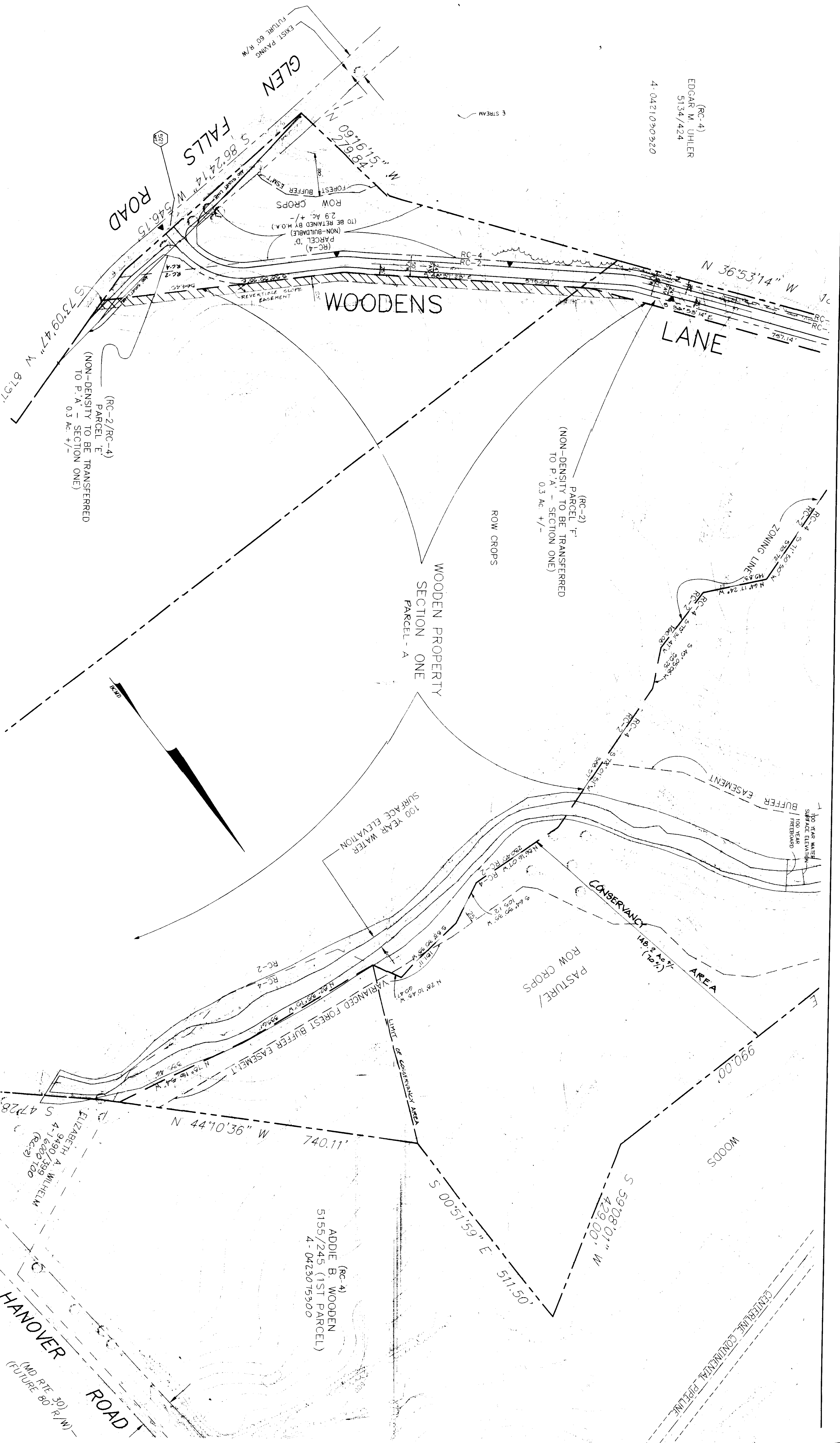
**PETITIONERS
EXHIBIT NO. 2**

WIDSTUNTER EITTL
SITE DEVELOPMENT & SPECIAL HEARING PLAN
(FORMERLY - SECTION TWO, WOODEN PROPERTY)

4th ELECTION DISTRICT
SCALE: 1" = 300
SHEET 6 OF 6
BALTIMORE COUNTY, MD
JUNE 14, 1996
PDM No. - IV-486

MicroFILMED

(RC-4)
EDGAR M. UHLER
5134/424
4.0421090320



McKEE & ASSOCIATES, INC.

ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT
SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MD 21080
TELEPHONE - (410) 827-1885
FACSIMILE - (410) 827-1888

COMPUTED BY: CBB DRAWN BY: JGG/BD CHECKED BY: JGG JOB NO. 86-44

SITE DEVELOPMENT & SPECIAL HEARING PLAN

MIDSUMMER HILL
(FORMERLY - SECTION TWO, WOODEN PROPERTY)

4th ELECTION DISTRICT
SCALE: 1" = 100'
SHEET 2 OF 6
PDM NO. - IV-486
BALTIMORE COUNTY, MD
JUNE 14, 1986

WOODENS

1827

H.O.A. AREA 1
1.362 Ac. +/-
(RC-4)

McKee & Associates, Inc.

ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT

HUNT VALLEY, MD 21030
FACSIMILE - (410) 527-1563

COMPUTED BY: CBB DRAWN BY: JDG/BD CHECKED BY: JDG JOB No.: 95-44

SITE DEVELOPMENT & SPECIAL HEARING PLAN

MIDSUMMER HILL

(FORMERLY SECTION TWO, WOODEN PROPERTY)

BALTIMORE COUNTY, MD
JUNE 14, 1986

4th ELECTION DISTRICT
SCALE: 1" = 100'

SHEET 3 OF 6

PDM No. - IV-486

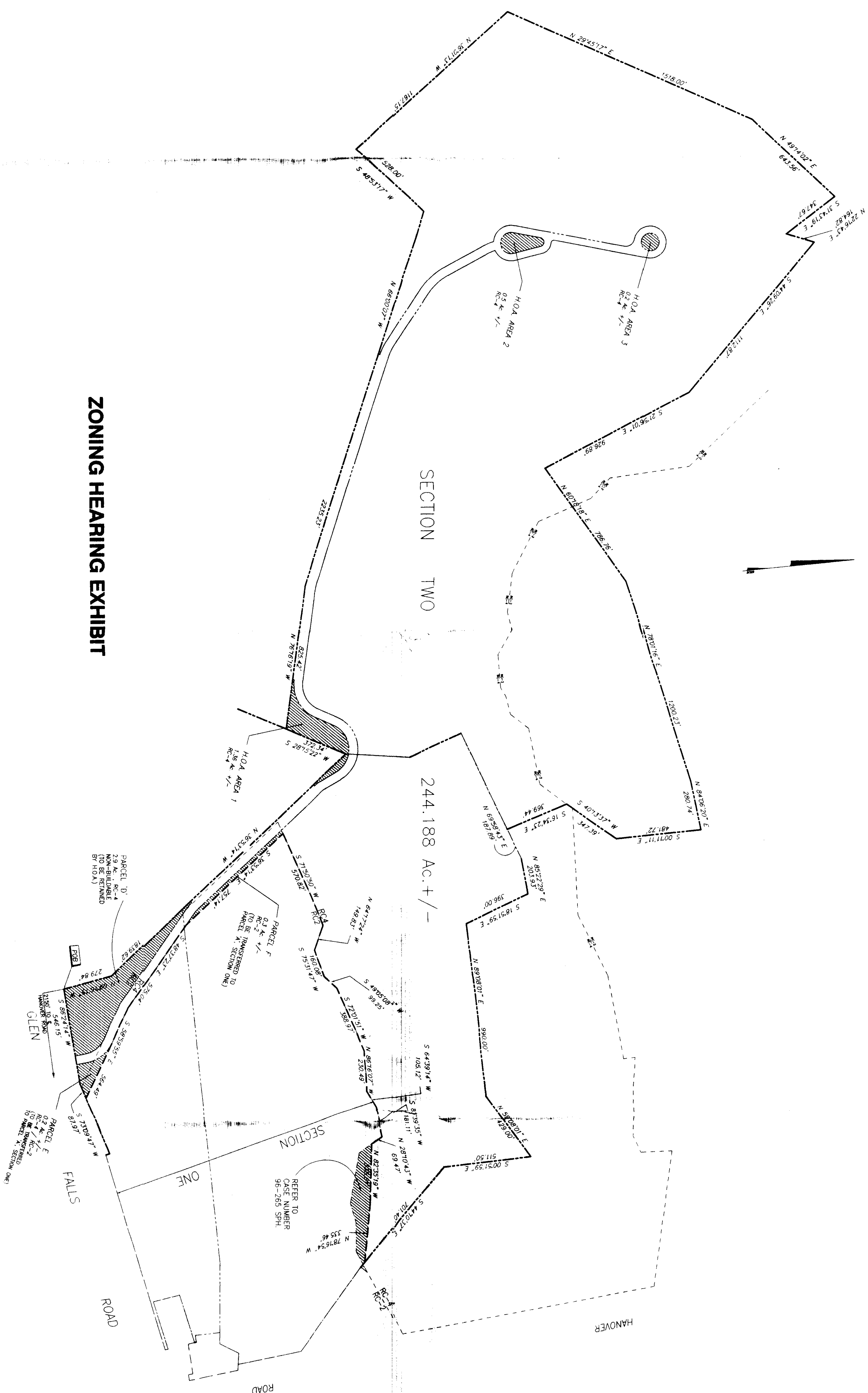
4th ELECTION DISTRICT

SHEET 3 OF 6

PDM No. - IV-486

COMPUTED BY: CBB DRAWN BY: JDG/BD CHECKED BY: JDG JOB No.: 95-44

ZONING HEARING EXHIBIT



MIDDLEBURY COLLEGE
 (FORMERLY : SECTION TWO, WOODEN PROPERTY)
 SITE DEVELOPMENT & SPECIAL HEARING PLAN
 4th ELECTION DISTRICT
 SCALE: 1" = 300'
 SHEET 6 OF 6
 BALTIMORE COUNTY, MD
 JUNE 14, 1996
 PDM NO. - IV-486

ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT

FACSIMILE - (410) 527-1563

CHECKED BY: JDG JOB No.: 95-44

4-0403047000

9 & 10
13 & 14

LANE

4.0401085101

MIDSUMMER HIT

0.7

No. - IV-486

SHARED DRIVEWAY NOTE:
COMMON DRIVEWAYS SHALL BE SHARED BY
THE FOLLOWING LOT(S):
21 & 22
23 & 24
25 & 26
27 & 28

(RC-4)
LOUIS H. FREDERICK, JR.
1510/428
4-16000000077

LOUIS H. FREDERICK, JR.
5141/68
4-16000000041
(RC-4)

CARROLL N. COOPER
1571/33
4-0403041000
(RC-4)

(RC-4)
MILSON C. & KATHLEEN M. RANER
1388/372
A-04180000000

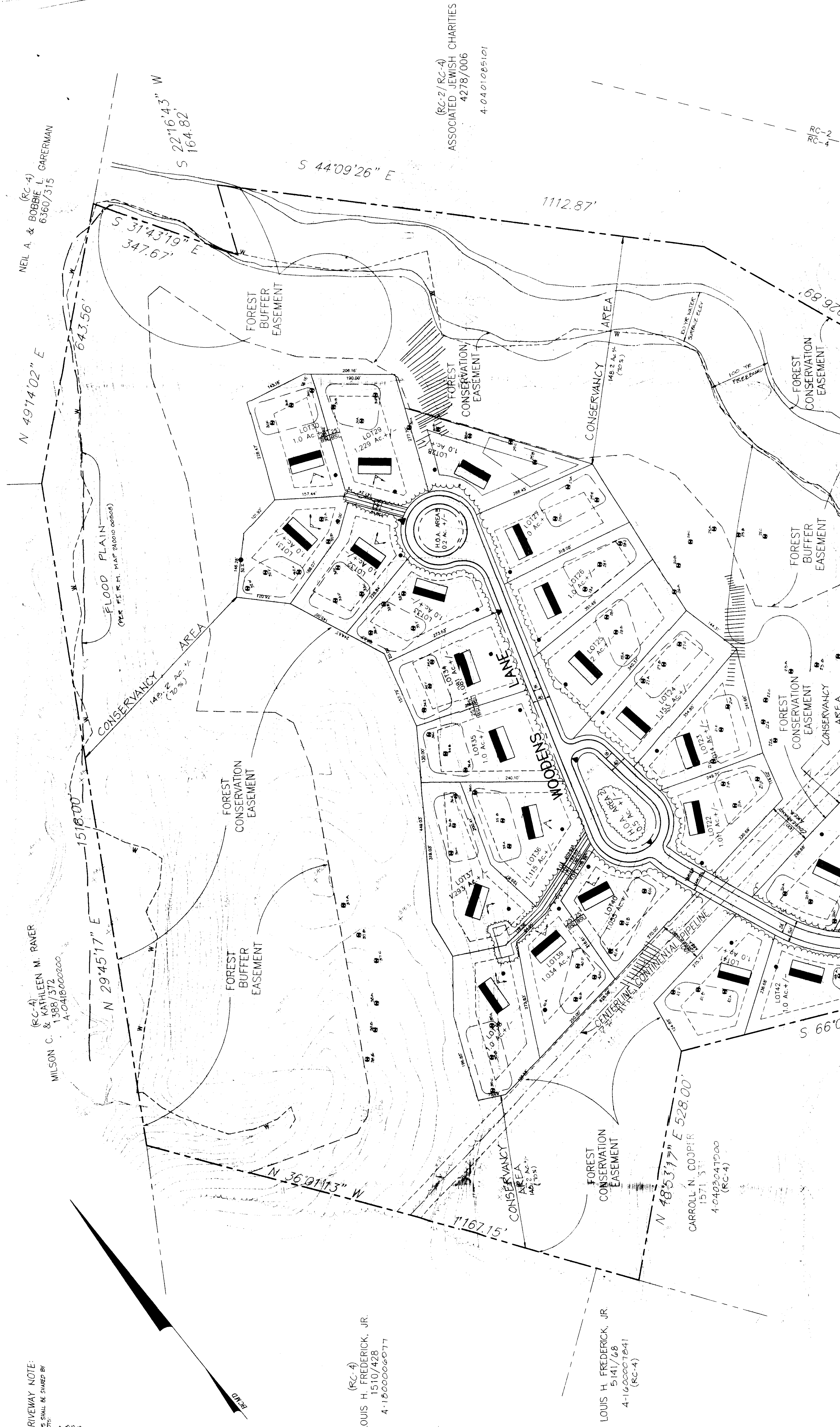
NEIL A. & BOBBIE L. GARMAN
6360/315
(RC-4)

(RC-2/RC-4)
ASSOCIATED JEWISH CHARITIES
4278/006
4-04010851021

McKEE & ASSOCIATES, INC.
ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT
SHAWAN PLACE, 5 SHAWAN ROAD
TELEPHONE - (410) 527-1555

COMPUTED BY: CBB DRAWN BY: JGG/BD CHECKED BY: JDG JOB No. 95-44

SITE DEVELOPMENT & SPECIAL HEARING PLAN
MIDSUMMER HILL
(FORMERLY - SECTION TWO, WOODEN PROPERTY)
4TH ELECTION DISTRICT
SCALE: 1" = 100'
BALTIMORE COUNTY, MD
JUNE 14, 1996
SHEET 5 OF 6
PDM No. - IV-486



ORDER RECEIVED FOR FILING
Date 11/16/00
By [Signature]



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 21 Petitioner: Paul F. Wooden, Gilbert Benson

Location: Midsummer Hill (formerly Section 2 Wooden Property)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Woodensburg, LLC

ADDRESS: c/o McKee & Associates, Inc.

5 Shawan Road Hunt Valley, Maryland 21030

PHONE NUMBER: (410) 527-1555

REQUEST FOR HOH

PROJECT MANAGER: DAVE FLOWERS

NAME: MIDSUMMER HILL FKA SECTION
TWO, WOODEN PROPERTY

NUMBER: 04-486

LOCATION: N/W CORNER OF HANOVER & GLEN
FALLS ROADS

ACRES: 319.672

DEVELOPER: GLEN L. ROSE & WOODENBERG LLC

ENGINEER: MCKEE & ASSOCIATES, INC.

PROPOSAL: 44 SINGLE FAMILY DWELLINGS

REVIEWER:

DOES THIS NEED A SPECIAL EXCEPTION OR A VARIANCE

YES _____ NO _____

ITEM NUMBER AND/OR DROP-OFF DATE _____ FOR
VARIANCE, ET AL.

ESTIMATED LENGTH OF HEARING: _____

ATTORNEY: _____

OPPOSING ATTORNEY: _____

DATE (S) NOT TO SET: _____

TO: PUTNEY PUBLISHING COMPANY
August 1, 1996 Issue - Jeffersonian

Please forward billing to:

Woodensburg, LLC
c/o McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, MD 21030
527-1555

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-26-SFH (Item 21)
Midsummer Hill, fka Wooden Property, Section II
N/S Glen Falls Road, 2150' SW of c/l Hanover Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Gilbert B. Benson and Paul F. Wooden, FR Estate Addie B. Wooden
Contract Purchaser: Woodensburg, LLC

Special Hearing to approve the creation of six non-density parcels of ground.

HEARING: THURSDAY, AUGUST 29, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAMBERG E. SCHWITZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3393.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 25, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING
Project Name: Midsummer Hill, fka Section Two, Wooden Property
Project Number: IV-486
Location: NW/S Corner of Hanover & Glen Falls Roads
Acres: 319.672
Developer: Glen L. Rose & Woodensburg, L.L.C.
Proposal: 44 single family dwellings

CASE NUMBER: 97-26-SFH (Item 21)
Midsummer Hill, fka Wooden Property, Section II
N/S Glen Falls Road, 2150' SW of c/l Hanover Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Gilbert B. Benson and Paul F. Wooden, FR Estate Addie B. Wooden
Contract Purchaser: Woodensburg, LLC

Special Hearing to approve the creation of six non-density parcels of ground.

HEARING: THURSDAY, AUGUST 29, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Woodensburg, LLC/McKee & Associates, Inc./5 Shawan Road/Hunt Valley, MD 21030
Howard L. Alderman, Jr./205 W. Chesapeake Ave/Suite 113/Towson, MD 21204
Gilbert Benson and Paul F. Wooden/1312 Milliken Road/Towson, MD 21206

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3393.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3391.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE 887-2904 Fax 887-4804

To: Development Coordination Date: August 28, 1996
From: Wally Lippincott, Jr. *WLL*
Subject: Midsummer Hill - Pipeline w/in Conservancy Area.

Concept Plan comments included a request to take the Colonial Gas Transmission Pipeline Easement area out of the Conservancy Area. The RC 4 Zoning Regulations (Sec. 1A03.5.11) provide the Conservancy Area to be used for forestry, agriculture, open space and passive recreation. The regulations also provide for easements relating to uses on the Conservancy Area and for the County to grant roads and storm water if they better protect the resources. The regulations do not speak to the issue of including an area which by easement is dedicated to some other use, in this case the Colonial Gas Pipeline.

The comment was raised on this plan as it was believed at that time that such an easement would be in conflict with a Conservancy Area. Since the comment was made, the County has approved the Beaverbrook Development Plan (VIII-656) that included a different section of the Colonial Pipeline within the Conservancy Easement.

Given this event, the original comment is modified to require prior to approval of record plat a legal determination that a Conservancy Area Deed of Easement can be placed over the Colonial Pipeline Easement. And furthermore, that except for the existence of the pipeline and the maintenance of the pipeline, this area will remain in open space. Furthermore, in the event of the discontinuation of the use of this area for the pipeline its uses will be restricted to only those permitted with the Conservancy Area.

July 22, 1996

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Dave Flowers
FROM: Gwendolyn Stephens, PDM
PHONE - X 3391, MAIL STOP - 1105, E-MAIL - GWEN
SUBJECT: Midsummer Hill, fka Wooden Property, Section II

Be advised that on July 18, 1996 petition for special hearing was made with regard to the above subject matter under item #21.

I will hold this petition until the parties have filed for the HOH.

Please make this memo part of your file and include the item number on the hearing request sheet.

Thank you.

fwen

PETITION PROBLEMS

#17 --- RT

1. Everything in folder, except posting sheet and receipt, says item "7" instead of "17".

#19 --- JRA

1. No review information on bottom of petition form.
2. Not marked critical area.
3. Folder says "coastal zone" - What is that?

#20 --- JCM

1. Petition doesn't have zoning - just "residential".

#21 --- MJK

1. Need typed or printed name and title of person signing for contract purchaser.

July 19, 1996



State of Maryland LETTERS OF ADMINISTRATION

Estate No. 85078

I certify that administration of the Estate of

ADDIE B. WOODEN

was granted on the 19th day of SEPTEMBER, 19 95,

to PAUL F. WOODEN and GILBERT B. BENSON, JR.

as personal representative and the appointment is in effect

this 12th day of DECEMBER, 19 95.

☒ Will probated SEPTEMBER 19, 1995
(date)

☐ Intestate estate.

Peter J. Basilone
Register of Wills M. H.

BALTIMORE COUNTY

RW 10

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER

PS-3814

GENERAL NOTES

- This site is within Census Tract No. 4061-01.
- This site is within Councilmanic District No. 3.
- This site is within Watershed No. 33.
- This site lies within Subwatershed No. 81.
- All proposed lots are for single family residential use and will be for sale.
- Existing land use is agricultural, farm, buildings, and forest.
- To the best of our knowledge, there are no critical areas, archaeological sites, endangered species habitats or hazardous materials on this site.
- Trash is to be collected by Baltimore County.
- Individual lot grading will be accomplished by the individual home building contractor.
- A waiver to the storm water management requirements has been applied for.
- No local open space is required.
- Topography shown hereon is taken from digital photogrammetric topography prepared by Harford Aerial Surveys, Inc.
- Existing trees and vegetation are to be preserved where possible outside of road, panhandle, building, and utility construction. No more than 25% of the natural vegetation may be disturbed.
- Soils shown hereon are taken from Baltimore County Soil Survey Maps.
- Lots shown hereon will operate on private well and septic systems.
- Total average daily trips 12.4 x 44 = 546
- This proposed development is in close proximity to active agricultural operations. It is the developers responsibility to advise future homeowners that agricultural has a preferred use status and the odor, noise, dust, farm equipment, livestock and the use of agricultural chemicals (pesticides, fertilizer, herbicides, and other control agents) are in active use.
- No more than 10% of any lot may be covered by impermeable surfaces in an RC-4 zone.
- Mitigated measures for soils with limitations due to steep slopes.
 - No areas with 25% or greater slopes will be disturbed.
 - All disturbed areas will be stabilized with permanent seeding and vegetation.
 - Wherever possible, runoff will be diverted away from severe slopes.
 - Storm drain outfalls will be designed so as to spread runoff and avoid concentrated flows.
- Floodplains shown hereon are based on HEC2 flood studies and FIRM Map No. 240010 0050 B.
- The developer will comply with all applicable COMAR requirements.
- FOR PANHANDLE LOTS - Refuse collection, snow removal, and roadway maintenance shall be provided to the junction of the panhandle and street right-of-way line only, and not onto the panhandle driveway. Maintenance agreements governing the use of the panhandles shall be recorded. The panhandle shall be paved within one year of the issuance of the first occupancy permit and prior to the issuance of the occupancy permit of the last lot to be served, whichever comes first.
- WATER QUALITY NOTE - All storm drain outfalls will be designed under the direction of the Environmental Impact Review Division of DEPRM to achieve minimal erosion with maximum infiltration.
- Restrictive covenants will be recorded with the lots limiting the amount of clearing and grading to 20,000 square feet.
- The Developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.
- ACCESSORY STRUCTURE NOTE
 - Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits).
 - Accessory structures, fences, and projections into yards cannot be located in flood plain areas or hydric soils.
- FOREST BUFFER EASEMENT NOTES
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 - Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County, and which restrict disturbance and use of these areas.
- FOREST CONSERVATION EASEMENT NOTES
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 - Any Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
- I, James D. Grammer (agent) certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.
- To the best of the knowledge of the applicant there are no known hazardous materials as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, as from time to time amended, on or within 100 feet of this site.

FOREST BUFFER VARIANCE NOTE

A variance was granted by the Baltimore County Department of Environmental Protection and Resource Management for the Protection of Water Quality Streams, Wetlands and Floodplains which became effective on January 1, 1991. The FBE shown hereon is reflective of the fact that this variance was granted. Conditions were placed on the variance to reduce water quality impacts. Please refer to Soil and Water Conservation Plans #1-39095 and # (to be prepared) for permitted uses with a portion of the Forest Buffer. Be advised that a change in ownership or a change of agricultural use requires that the Conservation Plan be updated or the full extent of Article IX shall apply.

McKEE & ASSOCIATES, INC.

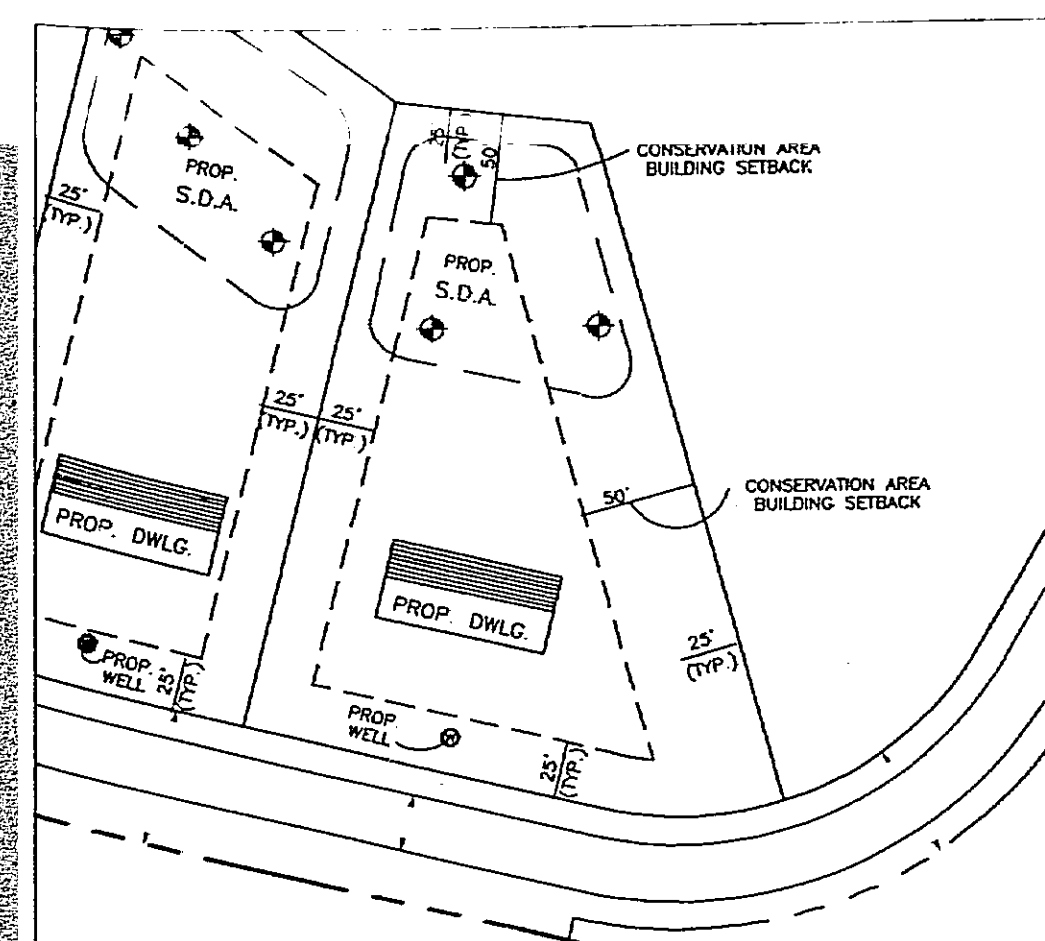
ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT

SHAWAN PLACE 5 SHAWAN ROAD
TELEPHONE (410) 827-1565

HUNT VALLEY, MD 21030
FACSIMILE (410) 827-1563



PROJECT NO. CBB DRAWN BY JDG/BD CHECKED BY JDG JOB # 96-44



TYPICAL LOT LAYOUT
NOT TO SCALE

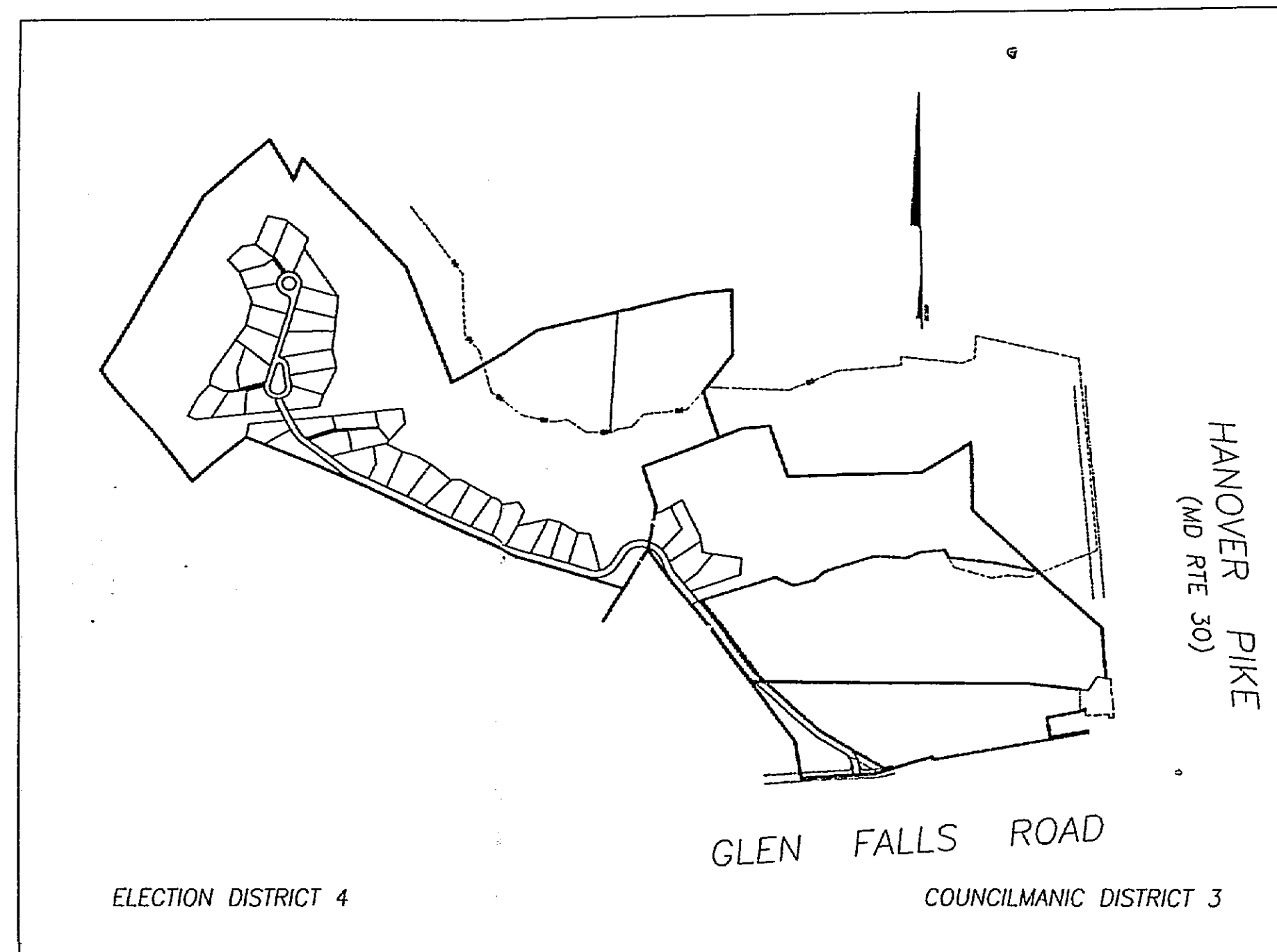
LEGEND

- EXISTING CONTOURS
- 25% SLOPES
- EXISTING WOODSLINE
- PROPOSED WOODSLINE
- EXISTING TREE
- PERCOLATION TEST (PASSING)
- PERCOLATION TEST (FAILED)
- PROPOSED WELL
- PROPOSED DWELLING
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE (W/LIGHT)
- PROPOSED STREET LIGHT

Plan Note:

The boundary shown hereon is based on a field survey. The lots and roads shown hereon are not based on final computations or design. Minor changes in the lot lines and lot areas after final design are anticipated.

SOIL TYPES AND LIMITATIONS						
Map Symbol	Soil Series	Homesites Limitations	Septic Systems Limitations	Hydric	Value	Capability Unit
CcB2	Chester	Slight	Slight	No	0.32	Ile-4
CcC2	Chester	Slight	Slight	No	0.32	Ile-4
Cu	Codorus	Severe	Severe	No	0.49	Ile-7
EDC2	Edgemont	Moderate	Moderate	No	0.15	Ile-4
EH2	Eliok	Slight	Slight	No	0.37	Ile-4
EH2	Eliok	Moderate	Moderate	No	0.32	Ile-4
GcB2	Glenelg	Slight	Slight	No	0.32	Ile-4
GcC2	Glenelg	Moderate: slope	Moderate: slope	No	0.32	Ile-16
GnB	Glenelg	Severe: water	Severe: water	No	0.32	Ile-16
KcB2	Kelly	Severe	Severe	No	0.32	Ile-16
MbC2	Manor	Moderate: slope	Moderate: slope	No	0.37	Ile-25
MbD2	Manor	Severe: slope	Severe: slope	No	0.37	Ile-25
MbE2	Manor	Slight	Slight	No	0.37	Ile-25
McC2	Manor	Moderate: slope	Moderate: slope	No	0.37	Ile-25
McC3	Manor	Slight	Slight	No	0.37	Ile-25
McD2	Manor	Severe: slope	Severe: slope	No	0.32	Ile-3
McD3	Manor	Severe: slope	Severe: slope	No	0.37	Ile-3
McE	Manor	Severe: slope	Severe: slope	No	0.37	Ile-3



VICINITY MAP

SCALE: 1"=1000'

DENSITY TABULATION

GROSS AREA					
Section	PAR 125	PAR 96	PAR 97	PAR 89	TOTAL
Section One	1,249 ac	52,351 ac	21,885 ac	0	75,485 ac
Section Two	0	53,991 ac	4,892 ac	165,704 ac	244,186 ac
Total	1,249 ac	106,342 ac	26,777 ac	165,704 ac	319,473 ac

Section	PAR 125	PAR 96	PAR 97	PAR 89	TOTAL
Section One RC-2	1,249 ac	51,161 ac	21,885 ac	0	4,295 ac
Section Two RC-2	0	1,135 ac	1,288 ac	30,270 ac	32,703 ac
Total RC-2	1,249 ac	52,296 ac	23,173 ac	30,270 ac	106,998 ac
Section One RC-4	0	1,191 ac	0	0	1,191 ac
Section Two RC-4	0	52,456 ac	3,594 ac	155,435 ac	211,485 ac
Total RC-4	0	53,647 ac	3,594 ac	155,435 ac	212,675 ac

DENSITY PERMITTED				
Section	PAR 125	PAR 96	PAR 97	PAR 89
Section One RC-2	1	2	2	0
Section Two RC-2	0	0	0	2
Total RC-2	1	2	2	2
Section One RC-4	0	0	0	0
Section Two RC-4	0	10.5	0.7	31.1
Total RC-4	0	10.5	0.7	31.1

PROPOSED DENSITY UTILIZATION				
Section	PAR 125	PAR 96	PAR 97	PAR 89
Section One RC-2	1	2	2	0
Section Two RC-2	0	0	0	2
Total RC-2	1	2	2	2
Section One RC-4	0	0	0	0
Section Two RC-4	0	4	0	36
Total RC-4	0	4	0	36

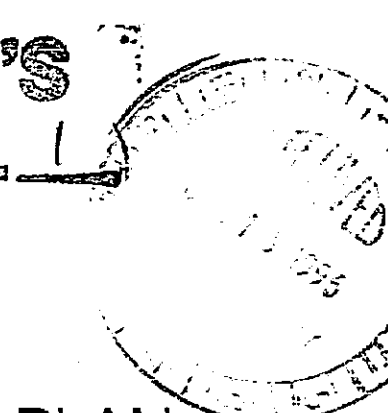
PARKING DATA
PARKING SPACES REQUIRED = 2 per lot
PARKING SPACES PROPOSED
SECTION ONE = 8 spaces
SECTION TWO = 88 spaces

TOTAL LOTS PROPOSED
JUL 26-2004 TYPED & SIGNED
(43) RC-2, (42) RC-4

HEARING OFFICER'S ORDER

97-26-SBH

PETITIONER'S
EXHIBIT NO. 1



SITE DEVELOPMENT & SPECIAL HEARING PLAN

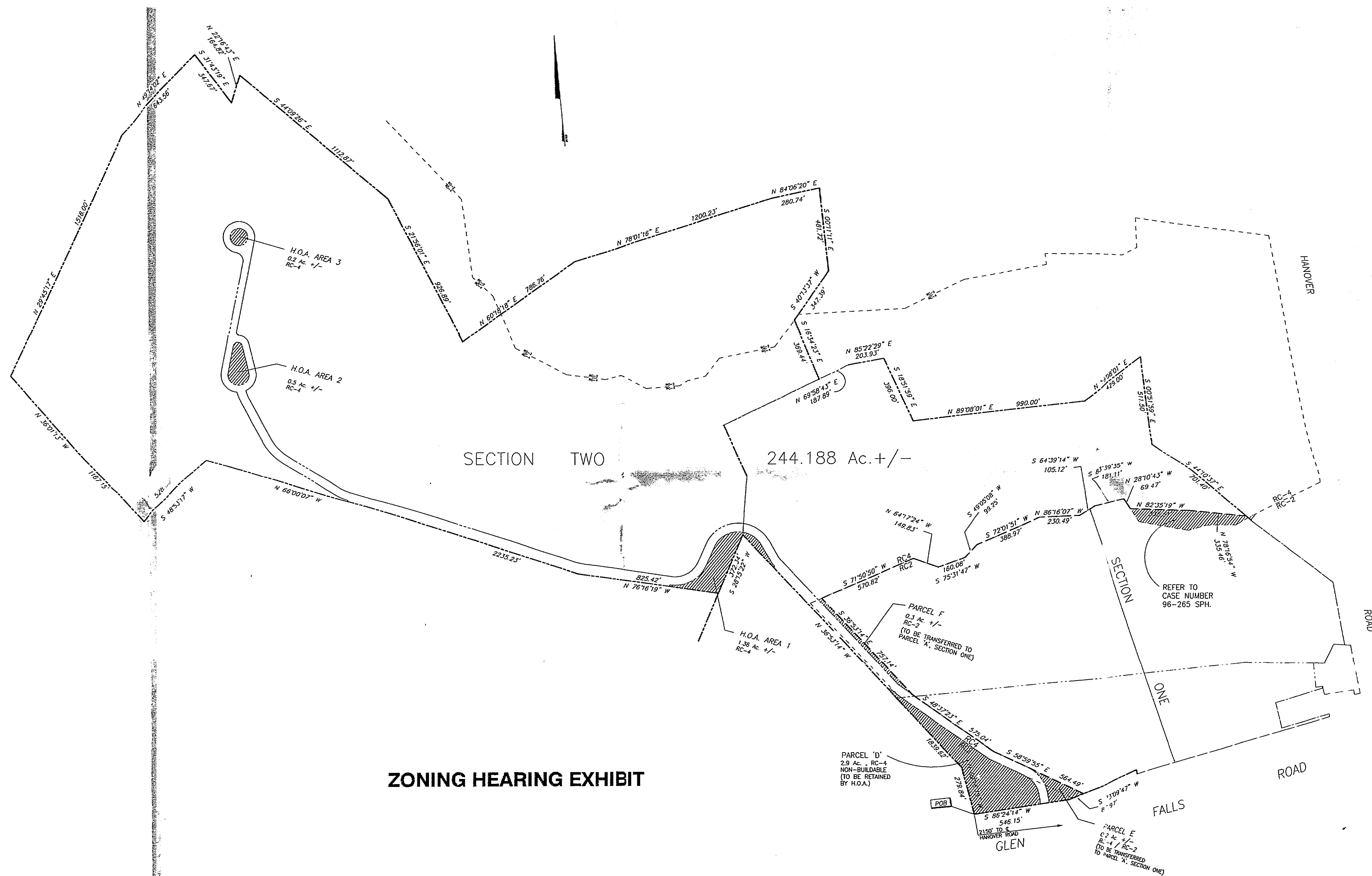
MIDSUMMER HILL

(FORMERLY - SECTION TWO, WOODEN PROPERTY)

4th ELECTION DISTRICT
SCALE 1" = 100'

SHEET 1 OF 6

BALTIMORE COUNTY, MD
JUNE 14, 1996
PDM No. - IV-486



ZONING HEARING EXHIBIT

McKEE & ASSOCIATES, INC.

ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MD 21030
TELEPHONE - (410) 527-1555 FACSIMILE - (410) 527-1563

COMPUTED BY CBB DRAWN BY JGG/BD CHECKED BY JGG JOB No. 95-44

**PETITIONER'S
EXHIBIT NO. 1**

**SITE DEVELOPMENT & SPECIAL HEARING PLAN
MIDSUMMER HILL**

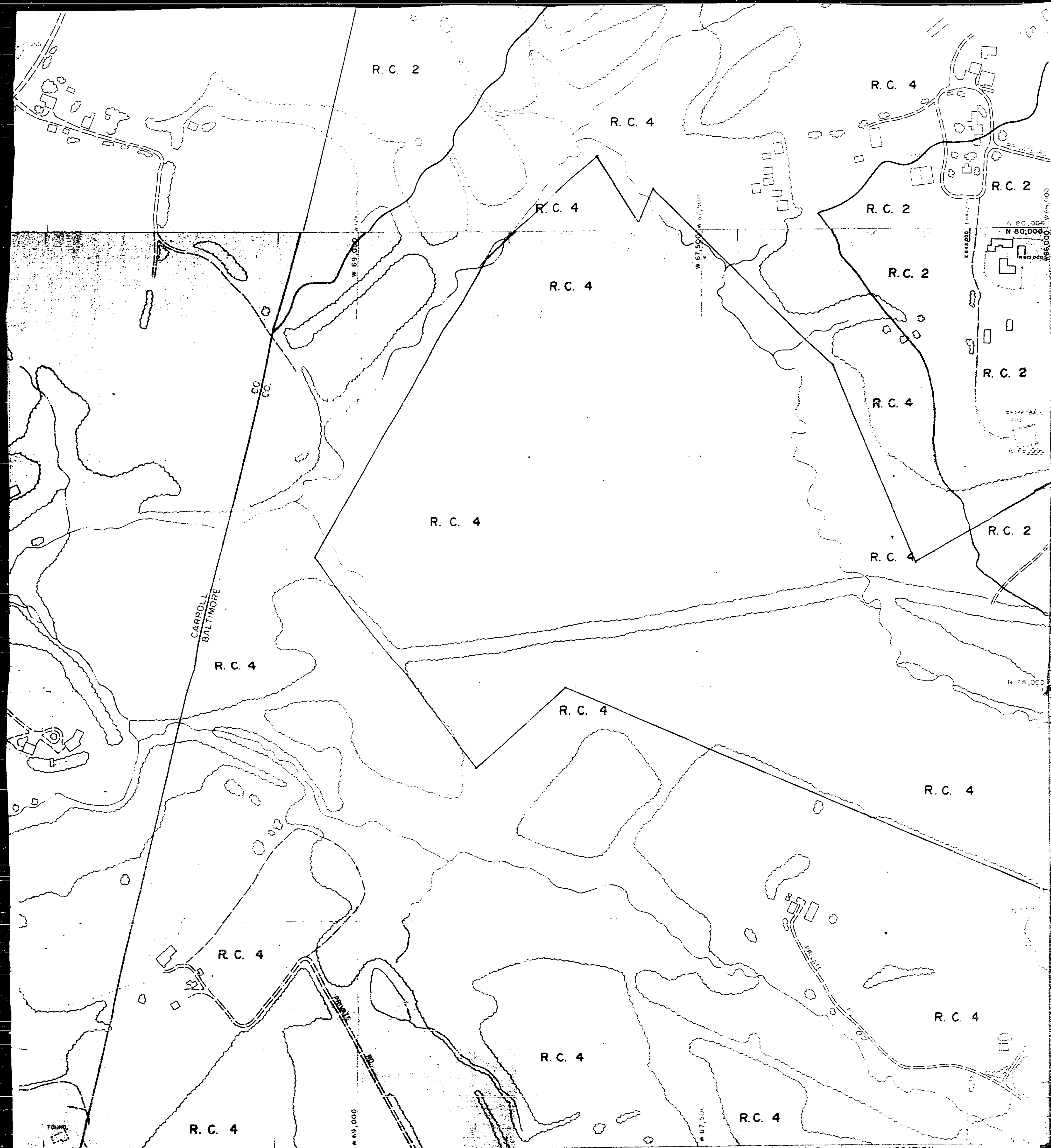
(FORMERLY - SECTION TWO, WOODEN PROPERTY)

4th ELECTION DISTRICT
SCALE 1" = 300'

BALTIMORE COUNTY, MD
JUNE 14, 1996

SHEET 6 OF 6

PDM No. - IV-486



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

SCALE
 1" = 200'

LOCATION
 NORTHWEST OF
 WOODENSBURG

DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986

William J. Howard
 Chairman, County Council



PORTIONS OF
 200 SCALE MAPS
 R.C. 2
 NW 19K, NW 19L
 NW 20K, NW 20L
 NW 21L